



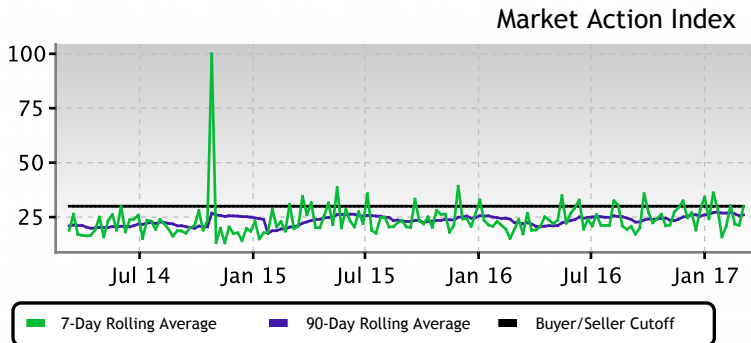
## This Week

The median list price in OYSTER BAY, NY 11771 this week is \$1,843,500.

Demand measured by the Market Action Index is increasing and days-on-market is trending downward. Even as more properties come available, these are positive trends for the market.

## Supply and Demand

- In terms of supply and demand, the market is getting cooler - more supply is coming on the market relative to the sales demand. However, in recent weeks prices have been moving higher. Since it is technically a Buyer's market, this price trend may be a result of improved quality of the homes being listed. Look at the descriptive statistics where you may notice the homes being listed are larger and younger than they have been in the past.



The Market Action Index answers the question "How's the Market?" by measuring the current rate of sale versus the amount of the inventory. Index above 30 implies Seller's Market conditions. Below 30, conditions favor the buyer.

## Quartiles

### Characteristics per Quartile

Investigate the market in quartiles - where each quartile is 25% of homes ordered by price.

Quartile	Median Price	Sq. Ft.	Lot Size	Beds	Baths	Age	Inventory	New	Absorbed	DOM	
Top/First	\$ 5,198,000	8688	5.0 - 10 acres	6.0	6.0	36	27	1	1	198	Most expensive 25% of properties
Upper/Second	\$ 2,488,888	5210	2.5 - 5.0 acres	5.0	4.5	58	27	1	1	218	Upper-middle 25% of properties
Lower/Third	\$ 1,575,000	4000	1.0 - 2.5 acres	5.0	3.5	61	27	2	2	199	Lower-middle 25% of properties
Bottom/Fourth	\$ 675,000	2164	8,001 - 10,000 sqft	4.0	2.0	67	27	1	4	164	Least expensive 25% of properties

### Real-Time Market Profile

		Trend
Median List Price	\$ 1,843,500	↑
Asking Price Per Square Foot	\$ 441	↑↑
Average Days on Market (DOM)	195	↓↓
Percent of Properties with Price Decrease	10 %	
Percent Relisted (reset DOM)	13 %	
Percent Flip (price increased)	4 %	
Median House Size (sq ft)	4500	
Median Lot Size	1.0 - 2.5 acres	
Median Number of Bedrooms	5.0	
Median Number of Bathrooms	4.2	
Market Action Index	Buyer's Advantage 26.0	↓

- ↔ No change    ↑↑ Strong upward trend    ↓↓ Strong downward trend  
 ↑ Slight upward trend    ↓ Slight downward trend

## Price

- Price trends in this zip code continued their recent uptrend this week. While still below the market's high point, we may be seeing the start of a good price stretch here. We'll look at the Market Action Index later in the report to gauge the leading indicators.

